



Leary Crescent, Newport Pagnell, MK16 9GB

Price £290,000 Freehold



Situated on a generous plot on The Canons residential area in Newport Pagnell, this well presented two bedroom end of terrace house set in a cul-de-sac is an excellent opportunity. Neutrally decorated throughout and complemented with stylish window shutters (excluding the bathroom). Externally, the property features a rear garden, front garden and off road parking for two vehicles. Offered for sale with no onward chain.





# Leary Crescent

## Newport Pagnell, MK16 9GB



Newport Pagnell, an old market town on the north easterly edge of Milton Keynes, offering a picturesque setting with countryside at your doorstep. The town boasts a high street with a variety of shops, pubs, and eateries. The area is serviced by very popular local schools from primary through to secondary education. The City of Milton Keynes, just a short drive away, offering an extensive shopping centre, a wide range of leisure facilities, mainline railway station and excellent road links to the M1.



Upon entering the hallway, you are welcomed by a staircase rising to the first floor and doors providing access to the kitchen and lounge/diner.

The kitchen is fitted with a range of units and drawers, complemented by a work surface that incorporates a one-and-a-half bowl single drainer sink unit with a mixer tap. Tiled splash backs add a finishing touch, while there is space for white goods. To the rear of the property is the lounge/diner which has doors leading out to the rear garden.

From the first-floor landing, doors lead to two generously sized bedrooms, both featuring fitted wardrobes for ample storage. The bathroom is fitted with a white suite, tiling to water sensitive areas and a heated towel rail.

Externally to the front there is parking for two vehicles and garden area and to the rear an enclosed garden.



Ground Floor



Floor 1



Approximate total area<sup>®</sup>

517.64 ft<sup>2</sup>  
48.09 m<sup>2</sup>

Reduced headroom

7.83 ft<sup>2</sup>  
0.73 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360







Waiting on EPC



## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street  
Woburn Sands  
Buckinghamshire  
MK17 8RL

